

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 01001
Barrington Park Townhome 1st Addition **DATE:** November 29 2001

PROPOSAL: Final Plat 47 residential lots and two Outlots.

LAND AREA: 9.39 acres

CONCLUSION: Final plat is in conformance with the preliminary plat for Barrington Park Townhomes.

RECOMMENDATION:	Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "A" of Barrington Park Townhome Addition, located in the SW 1/4 Section 10, T9N, R7E, Lancaster County, Nebraska.

LOCATION: Old Cheney Rd. and South 80th Street

APPLICANT: Barrington Park Partnership II
7900 Cole Court
Lincoln, NE 68506

OWNER: Same

CONTACT: Lyle Loth
E.S.P.
601 Old Cheney Road, Suite A
Lincoln, NE 68512

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North: R-3, Residential
South: R-3, Vacant
East: R-3, vacant
West: R-3, Residential

HISTORY: Administrative Amendment # 01084 to Special Permit #1502 was approved on **November 29, 2001**. The amendment was to revise the Community Unit plan to correspond with the proposed final plat.

Preliminary Plat was approved by City Council on **July 7, 1997**.

Administrative Amendment #97019 to Special Permit #1502 was approved on **May 22, 1997**. The amendment was to revise the Community Unit Plan plan to convert the 192 multiple family dwelling units to 70 duplex units and two single family.

UTILITIES: Available

TRAFFIC ANALYSIS:

1. Barrington Drive is a local street.
2. Old Cheney Road is a Urban Minor Arterial.
3. S. 80th Street is a local street.

ANALYSIS:

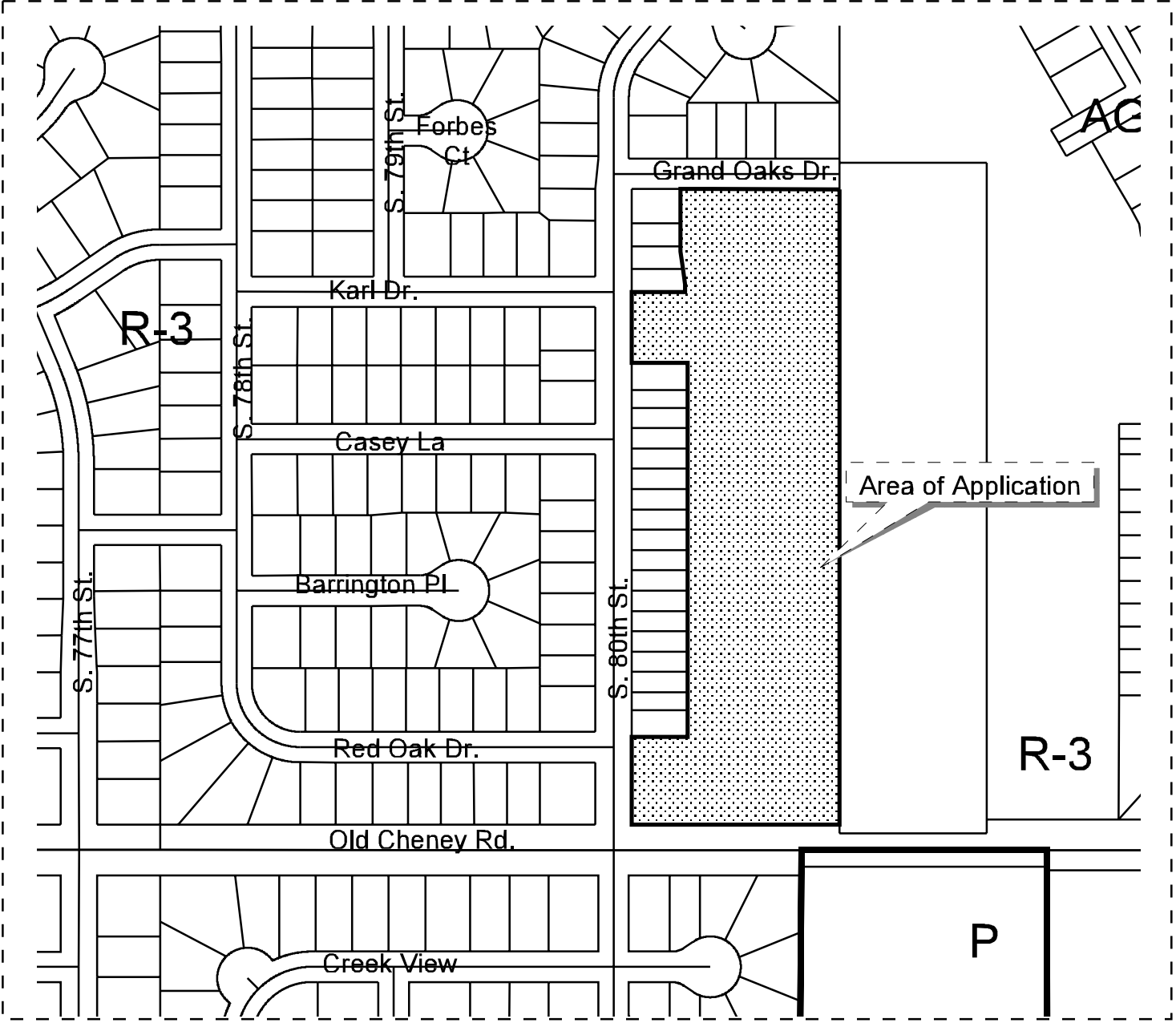
1. The final plat conforms to the approved preliminary plat and community unit plan.
2. Executive Orders have been approved for the completion of water mains, sanitary sewer, storm sewers and ornamental lighting. An Agreement for Escrow of Security Fund has been accepted for the completion of sidewalks, street trees, landscape screen, street paving, street name signs, setting permanent monuments and ornamental lighting.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Tom Cajka
Planner



Final Plat #01001
Barrington Park Townhome 1st Add



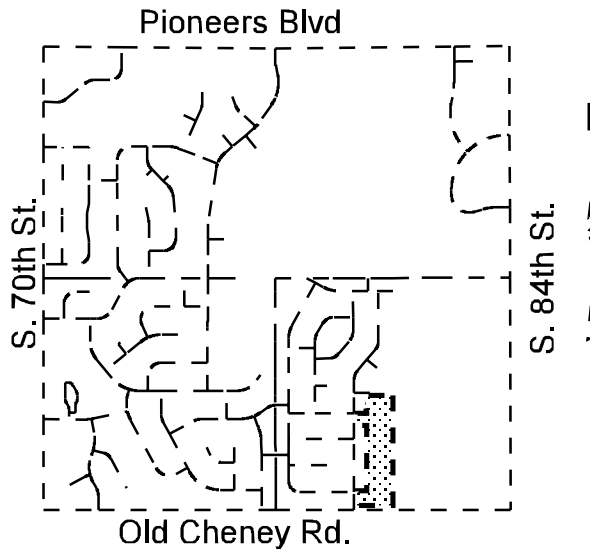
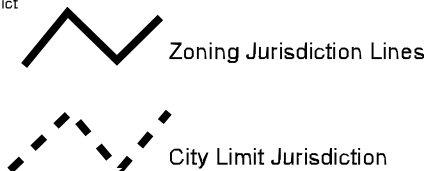


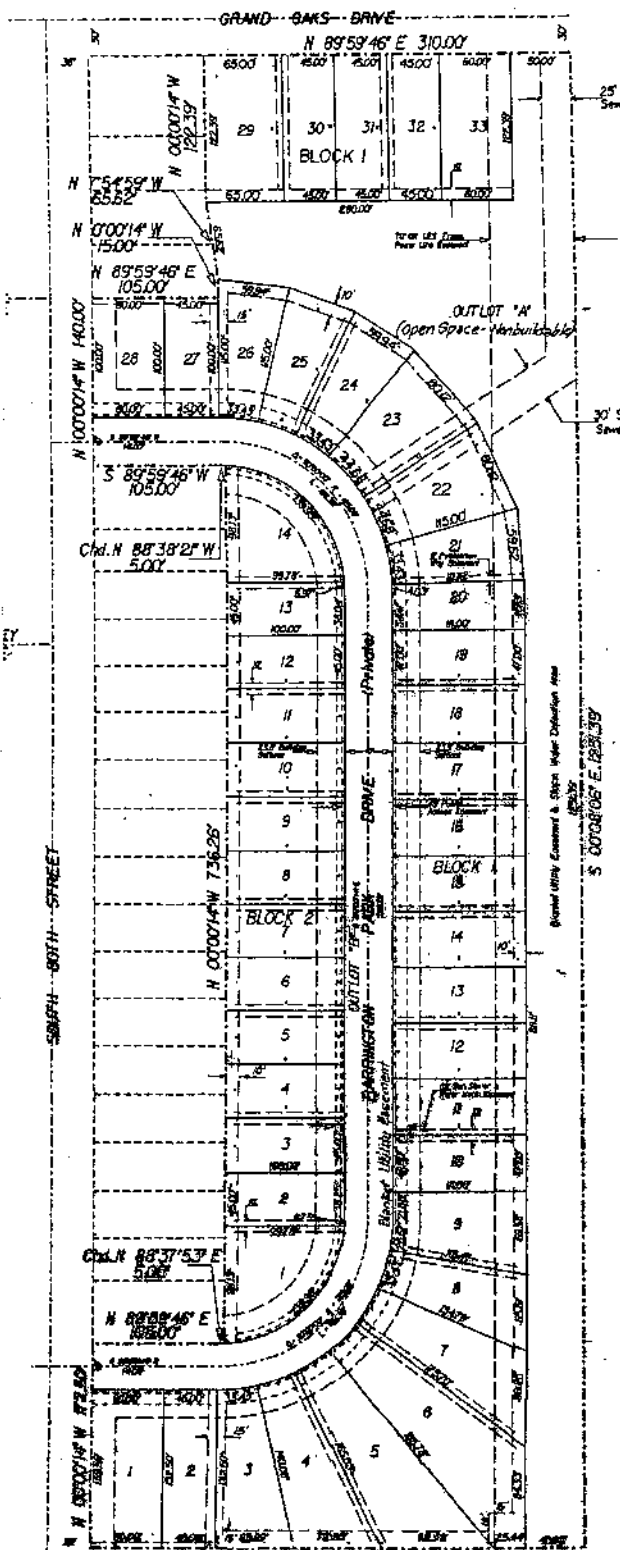
Final Plat #01001 **Barrington Park Townhome 1st Add**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 10 T9N R7E





BARRINGTON PARK
TOWNHOME 1ST ADDITION
 BASED ON BARRINGTON PARK TOWNHOMES
 PRELIMINARY PLAT NO. 94-005

Date: 11-19-01

